074.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,300 / 855,300
					USE VALUE:	855,300 / 855,300
					ASSESSED:	855,300 / 855,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOLOTUSKY VITALY
Owner 2:	KONNIKOVA YEVGENYA
Owner 3:	
Street 1:	107 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOTTLA PETER J & PATRICIA E -
Owner 2:	-
Street 1:	107 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,388 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 2646 Square Feet, with 1 Unit, 0 Bath, 3 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7388.000	400,800	5,400	449,100	855,300
Total Card	0.170	400,800	5,400	449,100	855,300
Total Parcel	0.170	400,800	5,400	449,100	855,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.24 | /Parcel: 323.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 47087

GIS Ref

GIS Ref

Insp Date 11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0005.0 !6232!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,800	5400	7,388.	449,100	855,300	855,300	Year End Roll	12/18/2019
2019	101	FV	374,100	5700	7,388.	455,600	835,400	835,400	Year End Roll	1/3/2019
2018	101	FV	374,100	5700	7,388.	340,100	719,900	719,900	Year End Roll	12/20/2017
2017	101	FV	374,100	5700	7,388.	308,000	687,800	687,800	Year End Roll	1/3/2017
2016	101	FV	374,100	5700	7,388.	295,200	675,000	675,000	Year End	1/4/2016
2015	101	FV	312,700	5900	7,388.	250,200	568,800	568,800	Year End Roll	12/11/2014
2014	101	FV	312,700	5900	7,388.	237,400	556,000	556,000	Year End Roll	12/16/2013
2013	101	FV	312,700	5900	7,388.	225,900	544,500	544,500		12/13/2012

PRINT

Date	Time
12/10/20	21:01:58

LAST REV

Date	Time
04/30/19	13:56:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6232

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOTTLA PETER J	54852-553		6/18/2010		590,000	No	No		
MOTTLA ROBERT G	23262-513		6/3/1993		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	47087
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2015	1019	Solar Pa	28,114		7/28/2015			Install 30 solar p
4/10/2004	253	Redo Bat	15,000					REPLACE BASEMENT
3/6/1995	89	Manual	6,500					REPLACE WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
3/24/2009	Inspected	189	PATRIOT
1/5/2009	Measured	372	PATRIOT
10/13/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7388		Sq. Ft.	Site		0	70.	0.87	5									449,148						449,100	

Total AC/HA: 0.16961 | Total SF/SM: 7388 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,148 | Spl Credit | Total: 449,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.20555556
Const Adj.:	1.00851500
Adj $ / SQ:	115.503
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492350
Depreciation:	91577
Depreciated Total:	400773

COMMENTS

EXTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:		HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

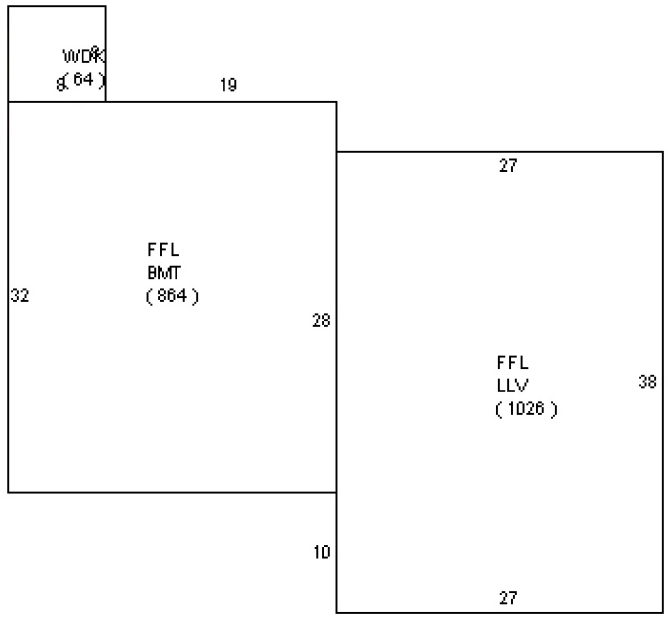
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.05
Special Features:	0	Val/Su Net:	104.27
Final Total:	400800	Val/Su SzAd	212.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,890	115.500	218,301
LLV	Lower Level	1,026	71.210	73,059
BMT	Basement	864	45.950	39,698
WDK	Deck	64	16.140	1,033

Net Sketched Area:	3,844			Total:	332,091
Size Ad	1890	Gross Are	3844	FinArea	2646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	
LLV	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	14X32	A	AV	1975	18.75	T	35.2	101			5,400			5,400

More:	N	Total Yard Items:	5,400	Total Special Featues:	
				Total:	5,400